

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

**DOC # 2005-0765790**

09/16/2005 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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FOR RECORDER'S OFFICE USE ONLY

Project: LLA P05-0239  
APN: 249-110-050 & 051  
Address: 1351 & 1325 Spruce Street

**D - 15542**



**GRANT OF EASEMENT**

SPRUCE STREET PROFESSIONAL BUILDING, LLC, A California Limited Liability Company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property as described in EXHIBIT A attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.



Dated 7-11-05

SPRUCE STREET PROFESSIONAL BUILDING, LLC  
A California Limited Liability Company

By: Ray Magnon

Print Name: RAY MAGNON

Title: MANAGER

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**GENERAL ACKNOWLEDGEMENT**

**OPTIONAL SECTION**

State of California }  
County of RIVERSIDE } ss

CAPACITY CLAIMED BY SIGNER

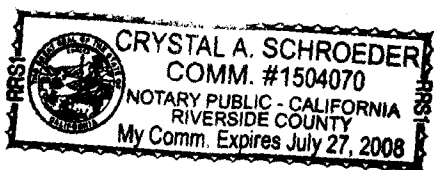
On 7-11-05, before me CRYSTAL A. SCHROEDER  
(date) (name)

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)
- Title \_\_\_\_\_
- Title \_\_\_\_\_

a Notary Public in and for said State, personally appeared  
RAY MAGNON  
Name(s) of Signer(s)

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



- ( ) Partner(s)
- ( ) General
- ( ) Limited

WITNESS my hand and official seal.

Crystal A. Schroeder  
Signature

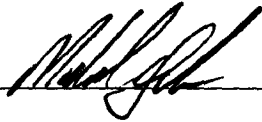
The party(ies) executing this document is/are representing

**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8-31-05

**CITY OF RIVERSIDE**

BY 

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09/16/2005 09:00A  
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APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY   
Deputy City Attorney

# EXHIBIT "A"

Being a portion of Parcels 1 and 2 of Parcel Map No. 21676, as shown by map on file in Book 143 of Parcel Maps, Pages 8 and 9, records of Riverside County, California, described as follows:

**BEGINNING** at the Northeast corner of said Parcel 2, said point also being on the Westerly right of way line (55.00 feet in half width) of Iowa Avenue, as shown on said Parcel Map;

THENCE South  $00^{\circ}14'50''$  East along the East line of said Parcel 2, a distance of 287.29 feet to an angle point;

THENCE South  $45^{\circ}00'02''$  West, a distance of 32.66 feet to a point on the South line of said Parcel 2, said point also being on the Northerly right of way line (44.00 feet in half width) of Spruce Street, as shown on said Parcel Map;

THENCE North  $89^{\circ}45'05''$  West along the South lines of said Parcels 1 and 2, a distance of 403.71 feet to the Southwest corner of said Parcel 1;

THENCE North  $00^{\circ}07'35''$  West along the West line of said Parcel 1, a distance of 7.00 feet to a point on a line lying 51.00 feet Northerly of and parallel with the centerline of Spruce Street, as shown on said Parcel Map;

THENCE South  $89^{\circ}45'05''$  East along said parallel line, a distance of 378.63 feet to an angle point;

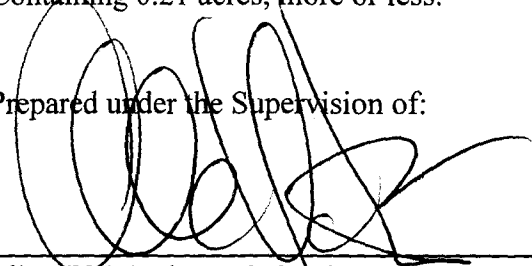
THENCE North  $49^{\circ}22'28''$  East, a distance of 37.09 feet to a point on a line lying 75.00 Westerly of and parallel with the centerline of Iowa Avenue, as shown on said Parcel Map;

THENCE North  $00^{\circ}14'50''$  West along said parallel line, a distance of 279.16 feet to a point on the North line of said Parcel 2;

THENCE South  $89^{\circ}55'35''$  East along said North line of Parcel 2, a distance of 20.00 feet to the **POINT OF BEGINNING**.

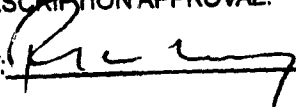
Containing 0.21 acres, more or less.

Prepared under the Supervision of:

  
Allen W. Martin, PLS 5306, Expires 12-31-05



DESCRIPTION APPROVAL:

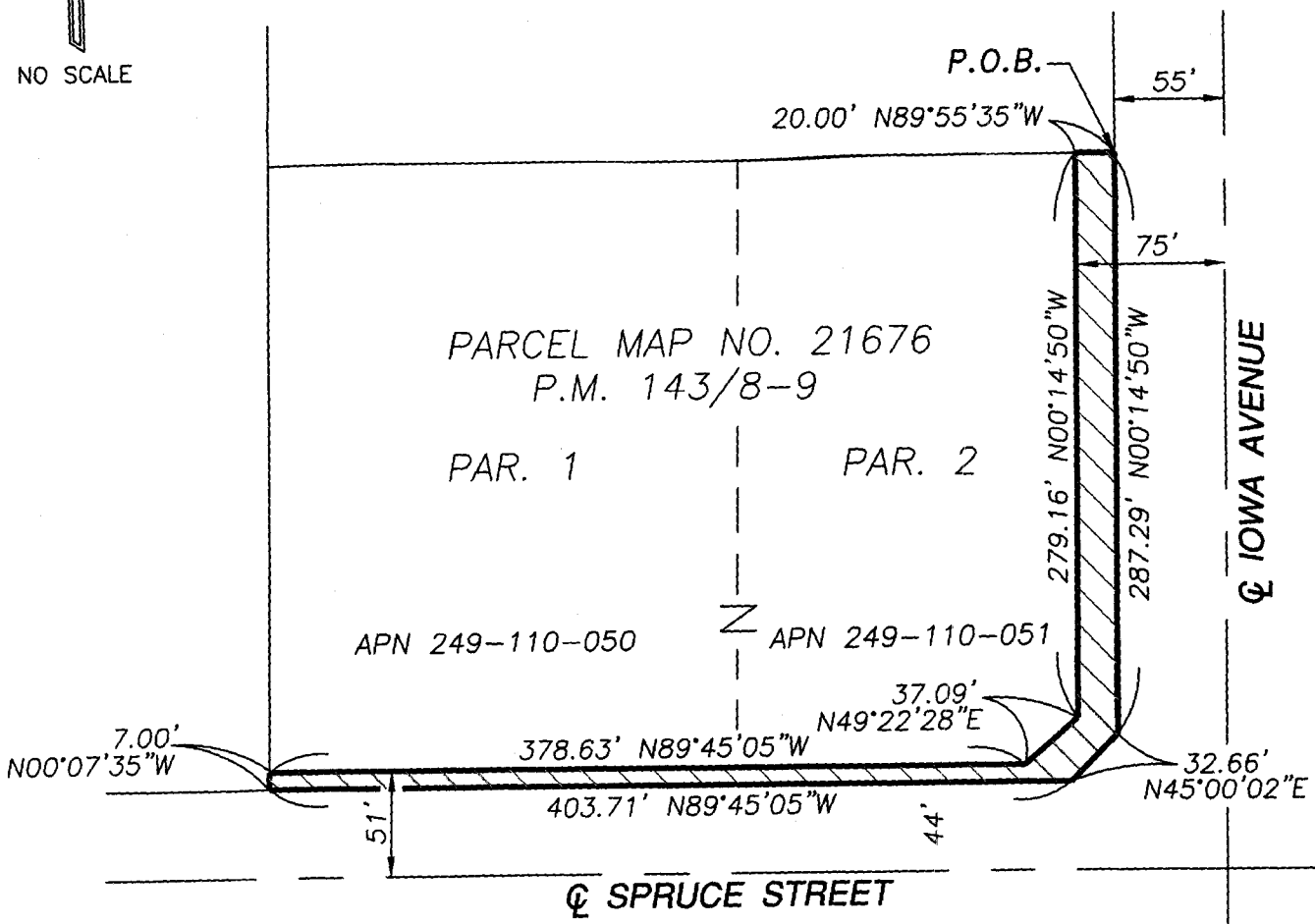
BY:  07-06-05  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

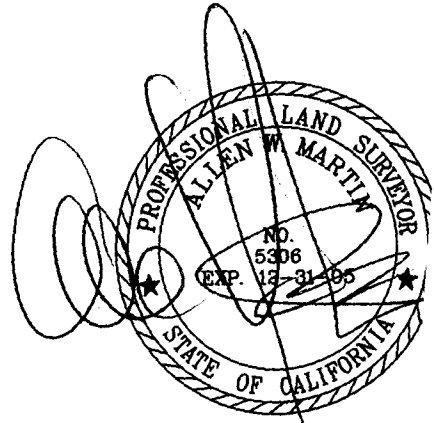


# EXHIBIT "B"

NO SCALE



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 08/16/2005 08:06A  
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SECTION 18, T.2.S., R.4.W.

Sheet: 1 OF 1	<h2>R/W DEDICATION</h2>	26/3,4,5,6
Date: FEBRUARY 2005		
W.O. 24169	Southland Engineering 2200 BUSINESS WAY, Ste. 100 RIVERSIDE, CA. 92501 (951) 788-8488	

15542